



Affordable Housing Standards - Inland Areas

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

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This bulletin summarizes the county's affordable housing standards *for non-coastal areas*, including maximum household incomes, home purchase prices and rents.

Income limits:

The state defines family income groups as follows: **"Extremely Low Income"** is defined by Health and Safety Code Section 50106 as 30% of county median income; **"Very Low Income"** is defined by Health and Safety Code Section 50105 as 50% of county median income; **"Lower Income"** is defined by Health and Safety Code Section 50079.5 as 80% of county median income; **"Moderate Income"** is defined by Health and Safety Code Section 50093 as 120% of county median income; **"Workforce"** is defined by Title 22 of the County Code as 160% of county median income. The following income limits are effective as of April 3, 2009.

Persons in Family	Extremely Low Income	Very Low Income	Lower Income	Median Income	Moderate Income	Workforce
1	\$14,900	\$24,800	\$39,650	\$49,550	\$59,450	\$79,280
2	\$17,000	\$28,300	\$45,300	\$56,650	\$67,950	\$90,640
3	\$19,150	\$31,850	\$51,000	\$63,700	\$76,450	\$101,920
4	\$21,250	\$35,400	\$56,650	\$70,800	\$84,950	\$113,280
5	\$22,950	\$38,250	\$61,200	\$76,450	\$91,750	\$122,320
6	\$24,650	\$41,050	\$65,700	\$82,150	\$98,550	\$131,440
7	\$26,350	\$43,900	\$70,250	\$87,800	\$105,350	\$140,480
8	\$28,050	\$46,750	\$74,800	\$93,450	\$112,150	\$149,520

Sample maximum sales prices: (see footnotes)

Unit Size (Bedrooms)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income	Workforce
Studio	\$30,000	\$63,000	\$97,000	\$194,000	\$272,000
1	\$37,000	\$75,000	\$110,000	\$225,000	\$314,000
2	\$44,000	\$87,000	\$130,000	\$256,000	\$356,000
3	\$51,000	\$99,000	\$147,000	\$286,000	\$398,000
4	\$57,000	\$110,000	\$160,000	\$311,000	\$431,000

Note 1: Homeowner association due (HOA) assumption per month is 150.00

Note 2: Mortgage financing assumed at a fixed rate for 30 years (per HSH Associates) is 5.66%

Note 3: Prices shown are preliminary estimates and may be revised. Round to the nearest 1000th.

Note 4: Actual sales price limits will be determined by the County on a case-by-case basis.

Maximum rents: (see footnotes)

Unit Size (Bedrooms)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income	Workforce
Studio	\$372	\$619	\$743	\$1,363	\$1,858
1	\$425	\$708	\$850	\$1,558	\$2,124
2	\$478	\$796	\$956	\$1,752	\$2,389
3	\$531	\$885	\$1,062	\$1,947	\$2,655
4	\$573	\$956	\$1,147	\$2,102	\$2,867

Note 1: These rent limits include allowances for utilities as determined by the Housing Authority of the City of San Luis Obispo (805-543-4478).

Note 2: Rent limits are updated when the State issues its annual update to median incomes, generally in April of each year.